



BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington
Thursday, July 13, 2023 at 4:00 PM

MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, July 13, 2023 at 4:00 PM, in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Board of Adjustment Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

MEMBERS PRESENT: Moumin Quazi, Chairperson
Alan Nix, Vice-Chairperson
Dean Parr
Ben Tackett
JJ Conway, Alternate 1

MEMBERS ABSENT: None
OTHERS ATTENDING: Steve Killen, Director of Development Services
Tina Cox, Board Secretary

CALL TO ORDER

Chairman Quazi called the meeting to order at 4:00 p.m.

MINUTES

1. Consider Approval of June 8, 2023 Minutes

MOTION by Alan Nix, second by Dean Parr, to approve minutes as presented. MOTION CARRIED by unanimous vote.

PUBLIC HEARING

2. Case No.: V2023-010

Applicant Rhyné Gailey, representing First 6 Investments, LLC, is requesting a variance from Section 154.13.L(1) Installation and Maintenance of Landscaping—General for property located at 1285 Frey, being parcel R32279 of S4400 KIGHT ADDITION; BLOCK 9; LOT 14 of the City of Stephenville, Erath County, Texas.

Steve Killen, Director of Development Services, gave the following report:

Mr. Gailey is requesting a variance relating to the requirement for the installation of an irrigation system and he intends to xeriscape the property to complement the request with drought-tolerant plants. Mr. Killen concluded his presentation to the Board that staff had no objections to the variance request.

Alan Nix questioned the watering of the plants presented and if other more drought resistant plants could be used instead.

Applicant Rhyme Gailey was present to answer questions and give insight into his request. Mr. Gailey explained to the Board that due to the costs involved in irrigating landscape and installation of RPZ's, he is requesting a variance from the irrigation portion of the landscaping ordinance. Mr. Gailey informed the Board that he estimates to have the project completed in the spring of 2024 and will make sure that the trees and shrubs will be watered.

Chairman Quazi opened the public hearing at 4:11 PM.

A letter of approval was received by Reeves Burdick of 873 Cain.

No one came forward to speak against the variance.

Chairman Quazi closed the public hearing at 4:14

MOTION by Chairman Quazi, second by Ben Tackett, to approve Case No. V2023-005 as presented.

Mr. Nix voiced his concerns regarding the proposed plants and watering requirements.

Dean Parr and Chairman Quazi spoke in support of the plants and the watering schedule that was presented to the Board.

MOTION PASSED with a unanimous vote.

ADJOURN

The meeting was adjourned at 4:18 p.m.

APPROVED:

ATTEST:

Moumin Quazi, Chair

Tina Cox, Board Secretary